

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

February 21, 2007

AGENDA DATE:

February 28, 2007

PROJECT ADDRESS: 900 Jimeno Road (MST2007-00012)

TO:

Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Danny Kato, Zoning & Enforcement Supervisor

Roxanne Milazzo, Associate Planner

I. PROJECT DESCRIPTION

The 21,000 square foot project site is currently developed with a single family residence. attached garage, and swimming pool. A major remodel with additions is currently underway on site. The proposed project involves thickening of the existing exterior walls so that the windows will appear recessed. The discretionary application required for this project is a Modification to permit the wall thickening to a portion of the residence currently located within the required thirty-foot (30') front yard setback (SBMC §28.15.060).

Date Application Accepted: January 9, 2007

Date Action Required:

April 9, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:

Sherry & Associates

Property Owner: Cole Family Trust

Parcel Number: 029-053-002

Lot Area:

21,367 sf

General Plan:

3 Units Per Acre

Zoning:

E-1

Existing Use:

One-Family Residence

Topography:

12% Slope

Adjacent Land Uses:

North - One-Family Residence

East – One-Family Residence

South - One-Family Residence

West – One-Family Residence

STAFF HEARING OFFICER STAFF REPORT 900 JIMENO ROAD (MST2007-00012) FEBRUARY 21, 2007 PAGE 2

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,208 sf	No Change
Garage	721 sf	No Change
Accessory Space	None	No Change

III. **LOT AREA COVERAGE**

Lot Area: 21, 367 sf Building: 2,750 sf; 13% Hardscape: 2,351 sf; 11% Landscape: 16,266 sf; 76%

IV. **DISCUSSION**

The existing residence is currently under a complete remodel, rebuild, and addition. The entire perimeter of the residence will be furred out to allow the windows to be recessed in their current locations. Currently, a small portion of an existing bedroom is non-conforming to the required front yard setback. Once the wall is thickened to create the recessed windows, there will be an additional five (5) square feet of building in the front yard setback. Staff supports the request on the basis that although the wall is getting thicker, and therefore encroaching more into the required yard, it is not floor area, just building fabric.

V. **RECOMMENDATION/FINDING**

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification secures an appropriate improvement on the site and because it does not result in additional floor area, meets the purpose and intent of the ordinance.

- A. Site Plan
- B. Applicant's letter dated January 9, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner (rmilazzo@SantaBarbaraCA.gov) 630 Garden Street, Santa Barbara, CA 93101

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SHERRY & ASSOCIATES

architects

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DATE:

January 9, 2007

TO:

City of Santa Barbara Roxanne Milazzo

Modification Hearing Officer

FROM:

Dawn Sherry

Sherry & Associates, Architects Telephone: (805) 963-0986

Fax: (805) 963-0178

Re:

900 Jimeno Road

Request for Modifications

Dear Mrs. Milazzo,

Attached is a Preliminary Site Plan for a Proposed furred out exterior wall for the entire permimeter of the existing residence located at 900 Jimeno Road in Santa Barbara, CA.

This furred out wall would allow the windows and doors of the existing residence to be setback / recessed into the wall rather than flush with the existing wall, as is currently the installation.

The requested modification is as follows:

To allow a small triangular portion (approx. 5 feet on an angle) of the furred out wall to be located within the Required 30 foot front yard setback.

We feel that because this furred out wall is necessary to secure appropriate aesthetic improvements to the existing residence. The wall will not allow for any additional habitable space as it is a second wall to be constructed on the exterior of the existing bearing wall (to remain).

Thank you for your consideration of these modifications,

Sincerely,

Dawn Sherry